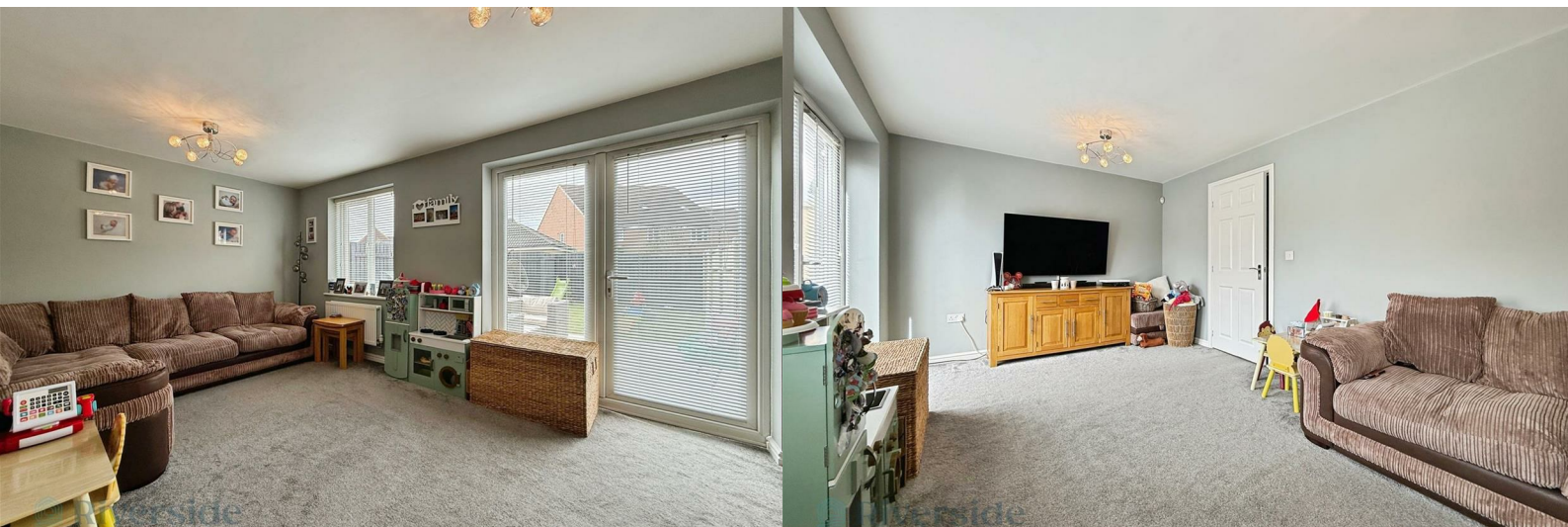




85 Hyde Park Road

Kingswood, Hull, HU7 3AS

£190,000



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Summary

Modern Four Bedroom Family Home – Stylish, Spacious & Ideally Located

Built in 2014 by Persimmon Homes, this beautifully presented four bedroom terrace home offers modern family living in a popular and convenient location. Designed with both style and practicality in mind, the property is sure to appeal to a wide range of buyers and is one not to be missed.

Upon entering, you are welcomed by a bright entrance hall leading into a contemporary dining kitchen and separate living area, creating a superb social space at the heart of the home. A downstairs WC adds to the everyday convenience.

Upstairs, the property boasts three generously sized bedrooms, alongside a well-appointed family bathroom. The top floor is the master bedroom with fitted storage and en-suite shower room.

Externally, the home enjoys a private, enclosed rear garden, thoughtfully designed to be low maintenance with a patio area perfect for outdoor dining and relaxation. A garage and driveway provide ample off-street parking.

Perfectly positioned, the property is within easy reach of a range of local amenities, well-regarded schools, and excellent transport links, making it a fantastic choice for families.

Ground Floor

Entrance Hallway

A welcoming entrance to the front, with fixed staircase

to the first floor, under stairs storage cupboard and radiator.

WC

With UPVC double glazed window to the front and fitted with a low level WC and hand wash basin. With tiling to the splashback area and radiator.

Dining Kitchen

15'1" x 9'6" (4.6m x 2.9m)

With UPVC double glazed window to the front. A generous dining kitchen, fitted with a range of base and wall mounted units, laminated work surfaces with matching upstands, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below and space for freestanding fridge/freezer, dishwasher and washing machine. Ample space for family dining table and radiator.

Lounge

16'8" x 10'5" (5.1m x 3.2m)

A spacious lounge to the rear with UPVC double glazed window and French doors opening out to the garden. With carpet flooring and radiator.

First Floor

Central Landing

With further staircase to top floor. Providing access to three bedrooms and the house bathroom.

Bedroom Two

13'5" x 9'6" (4.1m x 2.9m)

A generous double bedroom with UPVC double glazed window, carpet flooring and radiator.

Bedroom Three

11'9" x 9'6" (3.6m x 2.9m)

An additional double bedroom with UPVC double glazed window, carpet flooring and radiator.

Tel: 01482 322411

Bedroom Four

10'5" x 6'6" (3.2m x 2.0m)

With UPVC double glazed window, carpet flooring and radiator.

Family Bathroom

6'6" x 5'6" (2.0m x 1.7m)

Family bathroom with a three-piece suite in white, comprising, panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window to the front, tiling to splashback areas and radiator.

Second Floor

Master Bedroom

16'8" x 10'5" (5.1m x 3.2m)

A generous master suite with UPVC double glazed window to the front and roof light to the rear, with carpet flooring, fitted cupboard for storage and radiator.

En Suite

8'10" x 5'6" (2.7m x 1.7m)

With two roof lights to the rear. Fitted with a three-piece suite in white, comprising enclosed shower cubicle, pedestal sink unit and low level WC. With tiling to splashback areas and radiator.

Externally

Externally, the rear garden is enclosed and mainly laid to lawn with patio area for seating.

Garage and Parking

To the rear of the property is a parking space and garage with up and over door.

Council Tax Band

We have been advised the property is council tax band D, payable to Hull City Council.

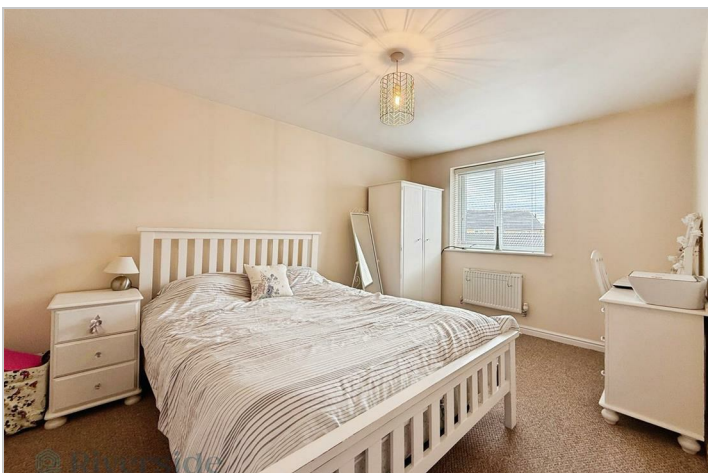
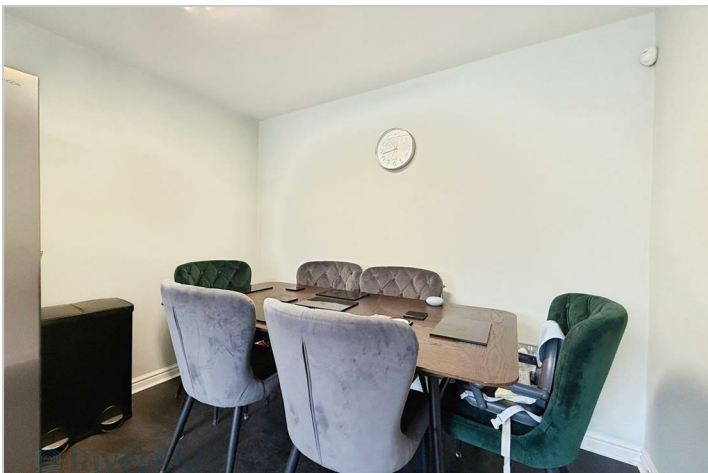
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



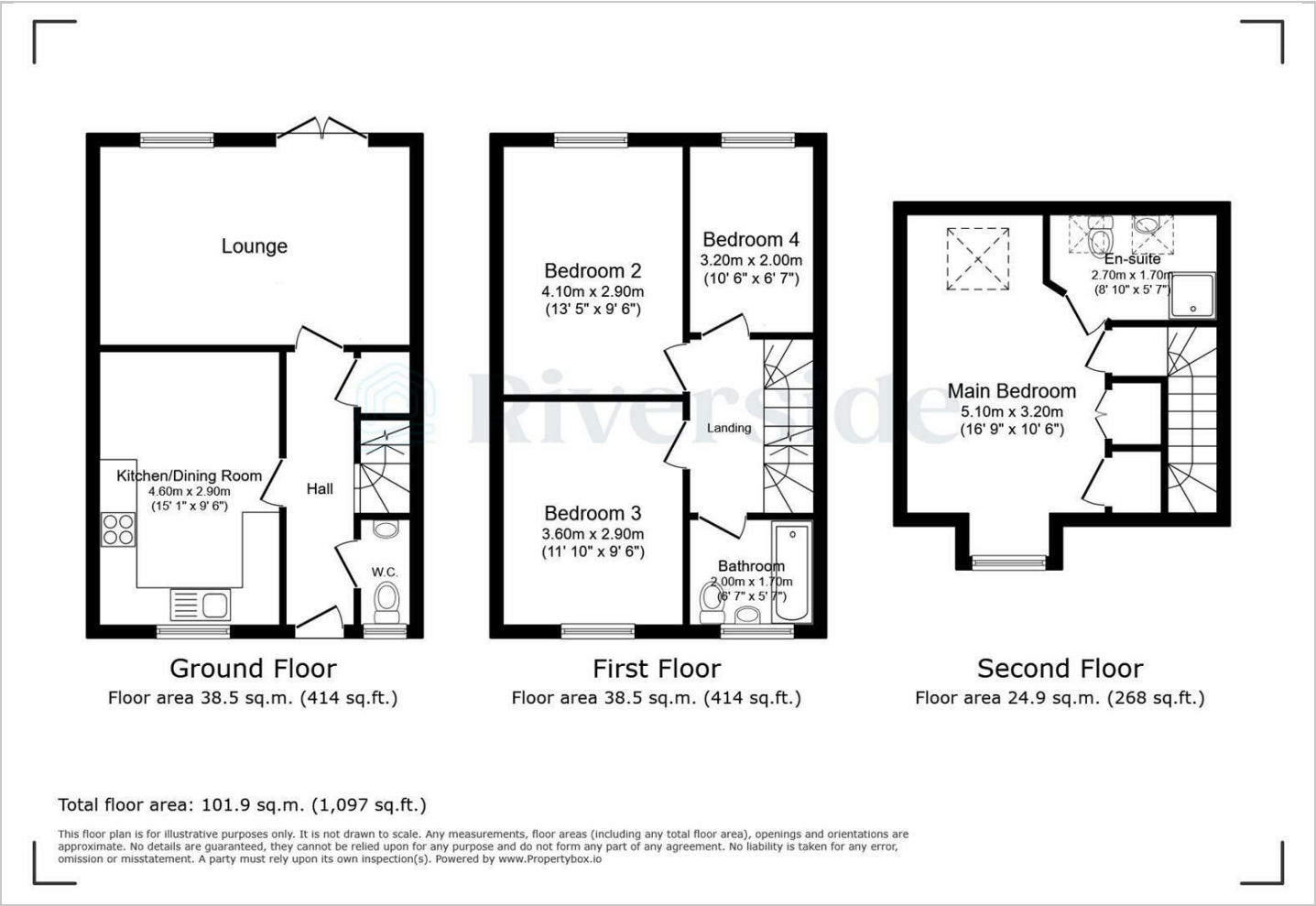
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.